



Concord Middle School Project

Project Manager Report

April 2023





CONCORD MIDDLE SCHOOL PROJECT

PROJECT MANAGER'S REPORT APRIL 2023

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Executive Summary

Town of Concord

Concord Middle School Project



Executive Summary

This Project Manager's Report for the Concord Middle School Project is submitted by **Hill International** (Hill) and covers activities for the month of **April 2023**.

Project Progress

Project related meetings are being held in a hybrid format both via Zoom Video Conferencing and in person at various locations in Concord, MA.

The Project Team continued advancing permitting tasks and general contractor/subcontractor bidding. Hill scheduled and facilitated weekly Leadership Team meetings on April 4th, 11th, 18th, 25th, and 26th. Hill also attended a Bid Protest Hearing by the Attorney General's Office on April 14th on behalf of the Town of Concord. General Contractor Bids were received on April 28th.

Milestones

The following milestones were achieved during the month of **April 2023**:

- April 6th: The Concord Middle School project received and opened Filed Sub Bids through BidDocs Online. Hill hosted a bid opening meeting with SMMA and the Town of Concord to conduct a preliminary review of the bids. All bidders submitted responsible and eligible bids. The Filed Sub Bids came in approximately 3.4% over the estimated filed sub values in comparison to the 90% CD estimate. Hill reviewed the bids to confirm there were no missing documents and the Addendums, drawings, and Specifications had been acknowledged in the bid price for each prospective subcontractor. Hill reported the filed sub bid results to the Concord Leadership Team.
- April 7th: Hill and SMMA posted Addendum #5, which included the list of eligible Filed Sub Bidders for the General Bids. Hill and SMMA continued answering RFI's from General Contractors in Addendums #6 and #7 posted on April 17th and April 18th respectively.
- April 19th: Two Addendums were posted to BidDocs Online to move the General Bid date from April 21st to April 28th at the recommendation of the Attorney General's office. This was due to a pending ruling from the Attorney General from the April 14th Bid Protest Hearing, regarding one of the prequalified General Contractors.
- On April 28th, the Concord Middle School project received and opened General Bids through BidDocs Online. There were three bids received from the following General Contractors: CTA Construction Managers, Brait Builders, and Fontaine Bros. Construction. CTA Construction Managers was the lowest bidder responsive and responsible bidder with a bid of \$85,175,000. This bid was \$2,245,207 lower than the construction budget. Hill held a bid opening meeting to conduct a preliminary review with the Town and SMMA and conducted a deeper review to confirm the eligibility of all the bids, which was completed for the planned May 4th CMSBC Meeting.
- On April 29th, the Attorney General's Office issued the attached decision, ruling that CTA Construction Managers remain eligible to bid on the project.

Milestones projected for the coming months are:

- Contract Execution with CTA Construction Managers
- Groundbreaking Ceremony
- Mobilization for Construction Start
- Procurement of Materials Testing Agent

Town of Concord

Concord Middle School Project



Issues & Challenges

- No current issues

Schedule

Major milestones are as follows:

- | | |
|--|--|
| ■ OPM Selection | Completed Aug. 28 th , 2019 |
| ■ Designer Selection | Completed Nov. 18 th , 2019 |
| ■ Feasibility Study | Completed April 29 th , 2021 |
| ■ Schematic Design | Completed December 9 th , 2021 |
| ■ Town Hearing | Completed December 16 th , 2021 |
| ■ Special Town Meeting | Completed January 20 th , 2022 |
| ■ Town Vote | Completed February 3 rd , 2022 |
| ■ Design Development | Completed June 30 th , 2022 |
| ■ 60% Contract Documents | Completed October 21 st , 2022 |
| ■ 90% Contract Documents | Completed January 13 th , 2023 |
| ■ Special Town Meeting (Additional Funding) | Completed January 19 th , 2023 |
| ■ Town Vote (Additional Funding) | Completed February 16 th , 2023 |
| ■ 100% Contract Documents | Completed February 27 th , 2023 |
| ■ Bidding | Completed April 28 th , 2023 |
| ■ Construction | See attached schedule |
| ■ Substantial Completion (New Building) | See attached schedule |
| ■ Demolition of Existing Building and Add New Fields | See attached schedule |
| ■ Closeout | See attached schedule |

Budget

In January 2023, the Town of Concord held a Special Town meeting to vote to move items on the warrant article to a Town Ballot. Article 5 at the Special Town meeting was for the allocation of \$7.2M in additional funding for the Concord Middle School project. The vote passed by an overwhelming majority and will go to the Town Vote by ballot on February 16th to formally approve the debt authorization of \$7.2M. This would bring the total project budget to \$111,516,000 as shown on the budget summary report.

In February 2023, the Town of Concord voted by ballot to approve debt authorization amounting to \$7,200,000 for the new Concord Middle School project bringing the total project budget including Feasibility and Schematic Design Phase to \$111,516,000.

In April 2023, General Contractor Bids were received, and the lowest responsive and responsible bid was \$2,245,207 under the construction budget. This ensured that there was also no need to utilize the \$2,019,312 Owner's Bid Contingency.

Town of Concord

Concord Middle School Project



Cash Flow

Total project budget is \$111,516,000.

Total encumbered to date is \$12,872,235.00

Total spent on construction to date is \$0.00.

Total spent to date is \$6,955,277 which is 54% of total encumbered.

Project Team Summary

Awarding Authority	Town of Concord (ToC)
Client	Town of Concord / Concord Public Schools
Owner's Project Manager	Hill International, Inc. (Hill)
Commissioning Agent	AKF Group / Simpson Gumpertz and Heger (AKF/SGH)
Designer	SMMA
General Contractor	TBD



Project Dashboard



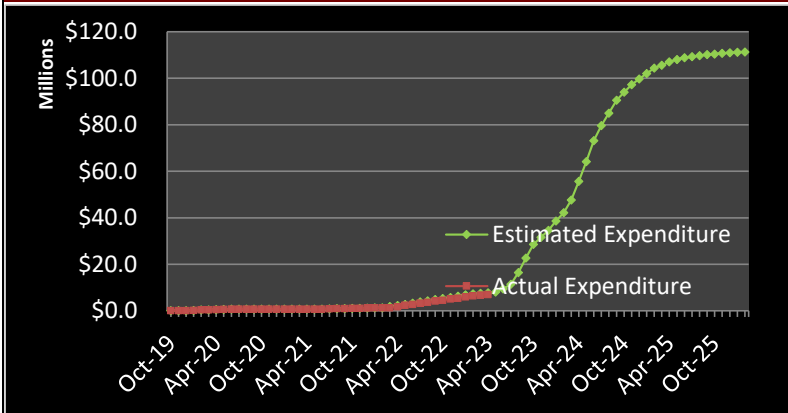
Town of Concord
Concord Middle School

Project Dashboard

April 30, 2023

EXECUTIVE SUMMARY



Project Accomplishments this Month					Current Issues & Areas of Focus				Current Progress Photos	
<p>April 6th: The Concord Middle School project received and opened Filed Sub Bids through BidDocs Online. Hill hosted a bid opening meeting with SMMA and the Town of Concord to conduct a preliminary review of the bids. All bidders submitted responsible and eligible bids. The Filed Sub Bids came in approximately 3.4% over the estimated filed sub values in comparison to the 90% CD estimate. Hill reviewed the bids to confirm there were no missing documents and the Addendums, drawings, and Specifications had been acknowledged in the bid price for each prospective subcontractor. Hill reported the filed sub bid results to the Concord Leadership Team.</p> <p>On April 28th, the Concord Middle School project received and opened General Bids through BidDocs Online. There were three bids received from the following General Contractors: CTA Construction Managers, Brait Builders, and Fontaine Bros. Construction. CTA Construction Managers was the lowest bidder responsive and responsible bidder with a bid of \$85,175,000. This bid was \$2,245,207 lower than the construction budget. Hill held a bid opening meeting to conduct a preliminary review with the Town and SMMA and conducted a deeper review to confirm the eligibility of all the bids, which was completed for the planned May 4th</p> <p>On April 29th, the Attorney General’s Office issued the attached decision, ruling that CTA Construction Managers remain eligible to bid on the project.</p>					No current issues					
Projected Major Tasks next Month										
Contract Execution with CTA Construction Managers Groundbreaking Ceremony Mobilization for Construction Start Procurement of Materials Testing Agent										
Schedule Summary - Upcoming Milestones					Diversity Compliance				Project Cash Flow - Plan vs Actual	
	Scheduled Start	Scheduled Finish	Actual Start	Actual Finish	Metric	Target	Actual			
Designer Procurement	9/25/2019	11/18/2019	9/25/2019	12/9/2019						
Feasibility/Schematic Design	11/19/19	7/1/2020	11/19/19	12/9/2021	Contractor's MBE Goal	5.1%	TBD			
Special Town Meeting	12/17/21	12/17/21	1/20/22	1/20/2022	Contractor's WBE Goal	8.3%	TBD			
Town Vote	2/3/22	2/3/22	2/3/22	2/3/22						
Design Development / Contract Documents	2/7/22	2/22/23	2/7/22	2/27/23						
Special Town Meeting (Addtl. Funds)	N/A	N/A	1/19/23	1/19/2023						
Town Vote (Addtl. Funds)	N/A	N/A	2/16/23	2/16/2023						
Bidding	12/11/24	4/11/25	3/8/23	4/28/23						
Construction Phase 1- New School	5/18/23	12/19/24								
Punchlist	12/20/24	3/24/25								
Occupancy/Classes Start	2/7/25	2/21/25								
Construction Phase 2 Fields and Demo	2/25/25	11/13/25								
Closeout	11/14/25	1/15/26								
PROJECT FINANCIAL OVERVIEW										
Description	BUDGET				COST				CASH FLOW	
	Baseline	Budget	Authorized Changes	Approved Budget	Committed Costs	Uncommitted Costs	Forecast Costs	Total Project Costs	Expenditures to Date	Balance To Spend
Site Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ 80,000,000	\$ 7,420,207	\$ 87,420,207	\$ -	\$ 87,420,207	\$ -	\$ 87,420,207	\$ 87,420,207	\$ -	\$ 87,420,207
Design Services	\$ 8,281,000	\$ 936,347	\$ 9,217,347	\$ 8,937,347	\$ 280,000	\$ -	\$ 9,217,347	\$ 9,217,347	\$ 5,912,415	\$ 3,304,931
Administrative	\$ 4,279,595	\$ 485,948	\$ 4,765,543	\$ 3,934,888	\$ 830,655	\$ -	\$ 4,765,543	\$ 4,765,543	\$ 1,042,862	\$ 3,722,682
FF&E	\$ 2,677,500	\$ (52,500)	\$ 2,625,000	\$ -	\$ 2,625,000	\$ -	\$ 2,625,000	\$ 2,625,000	\$ -	\$ 2,625,000
SUBTOTAL	\$ 95,238,095	\$ 8,790,002	\$ 104,028,097	\$ 12,872,235	\$ 91,155,862	\$ -	\$ 104,028,097	\$ 104,028,097	\$ 6,955,277	\$ 97,072,820
Construction Contingency (Hard Cost)	\$ 4,000,000	\$ 591,197	\$ 4,591,197	\$ -	\$ 4,591,197	\$ -	\$ 4,591,197	\$ 4,591,197	\$ -	\$ 4,591,197
Owner's FFE Contingency	\$ -	\$ 2,019,312	\$ 2,019,312	\$ -	\$ 2,019,312	\$ -	\$ 2,019,312	\$ 2,019,312	\$ -	\$ 2,019,312
Owner's Contingency (Soft Cost)	\$ 761,905	\$ 115,489	\$ 877,394	\$ -	\$ 877,394	\$ -	\$ 877,394	\$ 877,394	\$ -	\$ 877,394
SUBTOTAL	\$ 4,761,905	\$ 2,725,998	\$ 7,487,903	\$ -	\$ 7,487,903	\$ -	\$ 7,487,903	\$ 7,487,903	\$ -	\$ 7,487,903
PROJECT TOTAL	\$ 100,000,000	\$ 11,516,000	\$ 111,516,000	\$ 12,872,235	\$ 98,643,765	\$ -	\$ 111,516,000	\$ 111,516,000	\$ 6,955,277	\$ 104,560,723
Scope changes from the Original Scope										
N/A										
Project Budget Transfers										
N/A										



Budget Update



Town of Concord
Concord Middle School



April 28, 2023

Project Budget and Cost Summary

A	C	D	E	F	G	H	I	J	K
		(Bud. Adj. Tab)	(C+D)	(Com. Cost tab)	(E-F)	(Forecast. tab, >G)	(F+G+H)	(Invoice Tab)	(I-J)
Description	BUDGET			COST				CASH FLOW	
	Intial Budget	Authorized Changes	Approved Budget	Committed Costs	Uncommitted Costs	Forecast Costs	Total Project Costs	Expenditures to Date	Balance To Spend
20 Construction									
Construction	\$80,000,000	\$7,420,207	\$87,420,207	\$0	\$87,420,207	\$0	\$87,420,207	\$0	\$87,420,207
Subtotal	\$80,000,000	\$7,420,207	\$87,420,207	\$0	\$87,420,207	\$0	\$87,420,207	\$0	\$87,420,207
30 Architectural & Engineering									
Designer - Basic Services	\$6,590,600	\$589,400	\$7,180,000	\$7,180,000	\$0	\$0	\$7,180,000	\$4,696,000	\$2,484,000
Schematic Design	\$889,400	\$232,447	\$1,121,847	\$1,121,847	\$0	\$0	\$1,121,847	\$1,121,847	\$0
Geotechnical Engineering CA	\$250,000	-\$45,000	\$205,000	\$205,000	\$0	\$0	\$205,000	\$36,926	\$168,074
Geoenvironmental Engineering-allowance	\$51,000	\$134,000	\$185,000	\$185,000	\$0	\$0	\$185,000	\$0	\$185,000
Site Survey	\$50,000	-\$30,000	\$20,000	\$10,000	\$10,000	\$0	\$20,000	\$0	\$20,000
Survey of Existing Conditions / Wetlands	\$50,000	-\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hazardous Materials	\$100,000	\$45,000	\$145,000	\$145,000	\$0	\$0	\$145,000	\$1,338	\$143,662
A&E Sub Consultants	\$0	\$70,500	\$70,500	\$70,500	\$0	\$0	\$70,500	\$55,880	\$14,620
Other Reimbursable Costs	\$100,000	-\$80,000	\$20,000	\$20,000	\$0	\$0	\$20,000	\$425	\$19,575
Printing (Over the Minimum)	\$50,000	-\$30,000	\$20,000	\$0	\$20,000	\$0	\$20,000	\$0	\$20,000
Testing & Inspections	\$150,000	\$100,000	\$250,000	\$0	\$250,000	\$0	\$250,000	\$0	\$250,000
Subtotal	\$8,281,000	\$936,347	\$9,217,347	\$8,937,347	\$280,000	\$0	\$9,217,347	\$5,912,415	\$3,304,931
40 Administrative Costs									
Owner's Project Manager Basic Services	\$3,200,000	\$443,580	\$3,643,580	\$3,392,925	\$250,655	\$0	\$3,643,580	\$626,667	\$3,016,914
OPM Feasibility Study	\$299,800	\$78,353	\$378,153	\$378,153	\$0	\$0	\$378,153	\$378,153	\$0
OPM Cost Estimates	\$0	\$5,500	\$5,500	\$5,500	\$0	\$0	\$5,500	\$5,500	\$0
Advertising	\$29,795	\$205	\$30,000	\$0	\$30,000	\$0	\$30,000	\$0	\$30,000
Other Administrative Costs	\$50,000	\$0	\$50,000	\$0	\$50,000	\$0	\$50,000	\$0	\$50,000
Other Project Costs (Moving)	\$150,000	\$50,000	\$200,000	\$0	\$200,000	\$0	\$200,000	\$0	\$200,000
Utility Fees	\$300,000	\$0	\$300,000	\$0	\$300,000	\$0	\$300,000	\$0	\$300,000
Legal	\$50,000	-\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Commissioning Agent	\$200,000	-\$41,690	\$158,310	\$158,310	\$0	\$0	\$158,310	\$32,542	\$125,768
Subtotal	\$4,279,595	\$485,948	\$4,765,543	\$3,934,888	\$830,655	\$0	\$4,765,543	\$1,042,862	\$3,722,682



Town of Concord
Concord Middle School



April 28, 2023

Project Budget and Cost Summary

A	C	D	E	F	G	H	I	J	K
		(Bud. Adj. Tab)	(C+D)	(Com. Cost tab)	(E-F)	(Forecast. tab, >G)	(F+G+H)	(Invoice Tab)	(I-J)
Description	BUDGET			COST				CASH FLOW	
	Intial Budget	Authorized Changes	Approved Budget	Committed Costs	Uncommitted Costs	Forecast Costs	Total Project Costs	Expenditures to Date	Balance To Spend
50 Furniture, Fixtures and Equipment									
Furniture, Fixtures and Equipment	\$1,225,000	\$140,000	\$1,365,000	\$0	\$1,365,000	\$0	\$1,365,000	\$0	\$1,365,000
Security	\$227,500	-\$227,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Technology	\$1,225,000	\$35,000	\$1,260,000	\$0	\$1,260,000	\$0	\$1,260,000	\$0	\$1,260,000
Subtotal	\$2,677,500	-\$52,500	\$2,625,000	\$0	\$2,625,000	\$0	\$2,625,000	\$0	\$2,625,000
Project Sub-Total	\$95,238,095	\$8,790,002	\$104,028,097	\$12,872,235	\$91,155,862	\$0	\$104,028,097	\$6,955,277	\$97,072,820
70 Project Contingency									
Construction Contingency	\$4,000,000	\$591,197	\$4,591,197		Current Contingency	Potential Risk	Potential Contingency		
Owner's Bid Contingency	\$0	\$2,019,312	\$2,019,312		\$4,591,197	\$0	\$4,591,197		\$4,591,197
Owner's Contingency	\$761,905	\$115,489	\$877,394		\$2,019,312	\$0	\$2,019,312		\$2,019,312
Subtotal	\$4,761,905	\$2,725,998	\$7,487,903		\$877,394	\$0	\$877,394		\$877,394
					\$7,487,903	\$0	\$7,487,903		\$7,487,903
Project Total	\$100,000,000	\$11,516,000	\$111,516,000	\$12,872,235	\$98,643,765	\$0	\$111,516,000	\$6,955,277	\$104,560,723
*Includes \$1.5M from Feasibility and Schematic Design Phase									
Construction Cost Estimates	Date	Amount	Gross Square Feet	Cost Per SF		Budget Revisions Summary		Date	Amount
Schematic Design Estimate	11/03/21	\$82,512,622	143,510	\$574.96					
Design Development	06/29/22	\$86,105,512	142,704	\$603.39					
Construction Documents (60%)	10/19/22	\$86,455,680	142,513	\$606.65					
Construction Documents (90%)	01/12/23	\$87,420,207	142,567	\$613.19					
Finalized GC Contract									

Concord Middle School
Estimated Project Cash Flow



	Month	OPM + Commissioning	Designer & Consultants	FF&E & Misc. Admin.	Construction	Contingency	Estimated Expenditures	Actual Expenditures	Estimated Cumulative Expenditures	Actual Cumulative Expenditures
Feasibility Study	1	Oct-19	\$25,110				\$25,110	\$25,110	\$25,110	\$25,110
	2	Nov-19	\$34,595				\$34,595	\$34,595	\$59,705	\$59,705
	3	Dec-19	\$20,660				\$20,660	\$20,660	\$80,365	\$80,365
	4	Jan-20	\$12,565	\$75,645			\$88,210	\$88,210	\$168,575	\$168,575
	5	Feb-20	\$16,445	\$151,290			\$167,735	\$167,735	\$336,310	\$336,310
	6	Mar-20	\$25,890	\$75,645			\$101,535	\$101,535	\$437,845	\$437,845
	7	Apr-20	\$34,480	\$75,645			\$110,125	\$110,125	\$547,970	\$547,970
	8	May-20	\$50,035	\$50,430			\$100,465	\$100,465	\$648,435	\$648,435
Pause	9	Jun-20	\$33,130	\$40,344			\$73,474	\$73,474	\$721,909	\$721,909
	10	Jul-20	\$15,520				\$15,520	\$15,520	\$737,429	\$737,429
	11	Aug-20	\$3,785				\$3,785	\$3,785	\$741,214	\$741,214
	12	Sep-20	\$720				\$720	\$720	\$741,934	\$741,934
	13	Oct-20	\$2,590				\$2,590	\$2,590	\$744,524	\$744,524
	14	Nov-20					\$0	\$0	\$744,524	\$744,524
Restart Feasibility Study	15	Dec-20	\$16,798				\$16,798	\$16,798	\$761,322	\$761,322
	16	Jan-21					\$0	\$0	\$761,322	\$761,322
	17	Feb-21					\$0	\$0	\$761,322	\$761,322
	18	Mar-21					\$0	\$0	\$761,322	\$761,322
	19	Apr-21					\$0	\$0	\$761,322	\$761,322
Schematic Design	20	May-21					\$0	\$0	\$761,322	\$761,322
	21	Jun-21		\$2,400			\$2,400	\$2,400	\$763,722	\$763,722
	22	Jul-21		\$69,318			\$69,318	\$69,318	\$833,040	\$833,040
	23	Aug-21		\$69,318			\$69,318	\$69,318	\$902,358	\$902,358
	24	Sep-21		\$69,318			\$69,318	\$69,318	\$971,676	\$971,676
	25	Oct-21		\$73,918			\$73,918	\$73,938	\$1,045,594	\$1,045,614
	26	Nov-21		\$57,765			\$57,765	\$57,765	\$1,103,359	\$1,103,379
Town Process	27	Dec-21	\$18,016	\$42,361			\$60,377	\$60,377	\$1,163,736	\$1,163,756
	28	Jan-22	\$78,353	\$7,202			\$85,555	\$78,357	\$1,249,291	\$1,242,113
Design Development & Construction Documents	29	Feb-22	\$53,017				\$53,017	\$7,950	\$1,302,308	\$1,250,063
	30	Mar-22	\$53,017	\$436,495			\$489,512	\$62,018	\$1,791,820	\$1,312,081
	31	Apr-22	\$53,017	\$436,495			\$489,512	\$382,447	\$2,281,332	\$1,694,528
	32	May-22	\$53,017	\$436,495			\$489,512	\$733,550	\$2,770,844	\$2,428,078
	33	Jun-22	\$47,017	\$436,495			\$483,512	\$347,075	\$3,254,356	\$2,775,153
	34	Jul-22	\$107,867	\$424,658	\$16,667		\$549,191	\$473,965	\$3,803,547	\$3,249,117
	35	Aug-22	\$56,117	\$424,658	\$16,667		\$497,441	\$409,340	\$4,300,989	\$3,658,457
	36	Sep-22	\$52,165	\$424,658	\$16,667		\$493,489	\$494,049	\$4,794,478	\$4,152,506
	37	Oct-22	\$52,165	\$424,658	\$29,795		\$506,618	\$407,003	\$5,301,095	\$4,559,509
	38	Nov-22	\$52,165	\$424,658	\$7,143		\$483,965	\$462,832	\$5,785,061	\$5,022,341
	39	Dec-22	\$96,165	\$424,658	\$7,143		\$527,965	\$402,048	\$6,313,026	\$5,424,388
	40	Jan-23	\$59,815	\$424,658	\$7,143		\$491,615	\$553,814	\$6,804,641	\$5,978,202
	41	Feb-23	\$54,778	\$424,665	\$7,143		\$486,585	\$443,953	\$7,291,227	\$6,422,155
Bid	42	Mar-23	\$64,988	\$127,350	\$7,143		\$199,481	\$369,177	\$7,490,708	\$6,791,332
	43	Apr-23	\$103,938	\$127,350	\$7,143		\$238,431	\$163,945	\$7,729,138	\$6,955,277
School	44	May-23	\$77,588	\$96,200	\$7,143	\$200,000	\$380,931	\$0	\$8,110,069	
	45	Jun-23	\$96,088	\$96,200	\$8,333	\$750,000	\$1,256,988	\$0	\$9,367,057	
	46	Jul-23	\$97,578	\$96,200	\$8,333	\$1,500,000	\$306,367	\$2,008,478	\$11,375,535	
	47	Aug-23	\$91,838	\$96,200	\$8,333	\$4,500,000	\$306,367	\$5,002,738	\$16,378,273	
	48	Sep-23	\$91,838	\$96,200	\$8,333	\$5,750,000	\$306,367	\$6,252,738	\$22,631,011	
	49	Oct-23	\$91,838	\$96,200	\$8,333	\$5,500,000	\$306,367	\$6,002,738	\$28,633,750	
	50	Nov-23	\$91,838	\$96,200	\$8,333	\$2,500,000	\$306,367	\$3,002,738	\$31,636,488	
	51	Dec-23	\$91,838	\$96,200	\$8,333	\$2,500,000	\$306,367	\$3,002,738	\$34,639,226	

Concord Middle School
Estimated Project Cash Flow

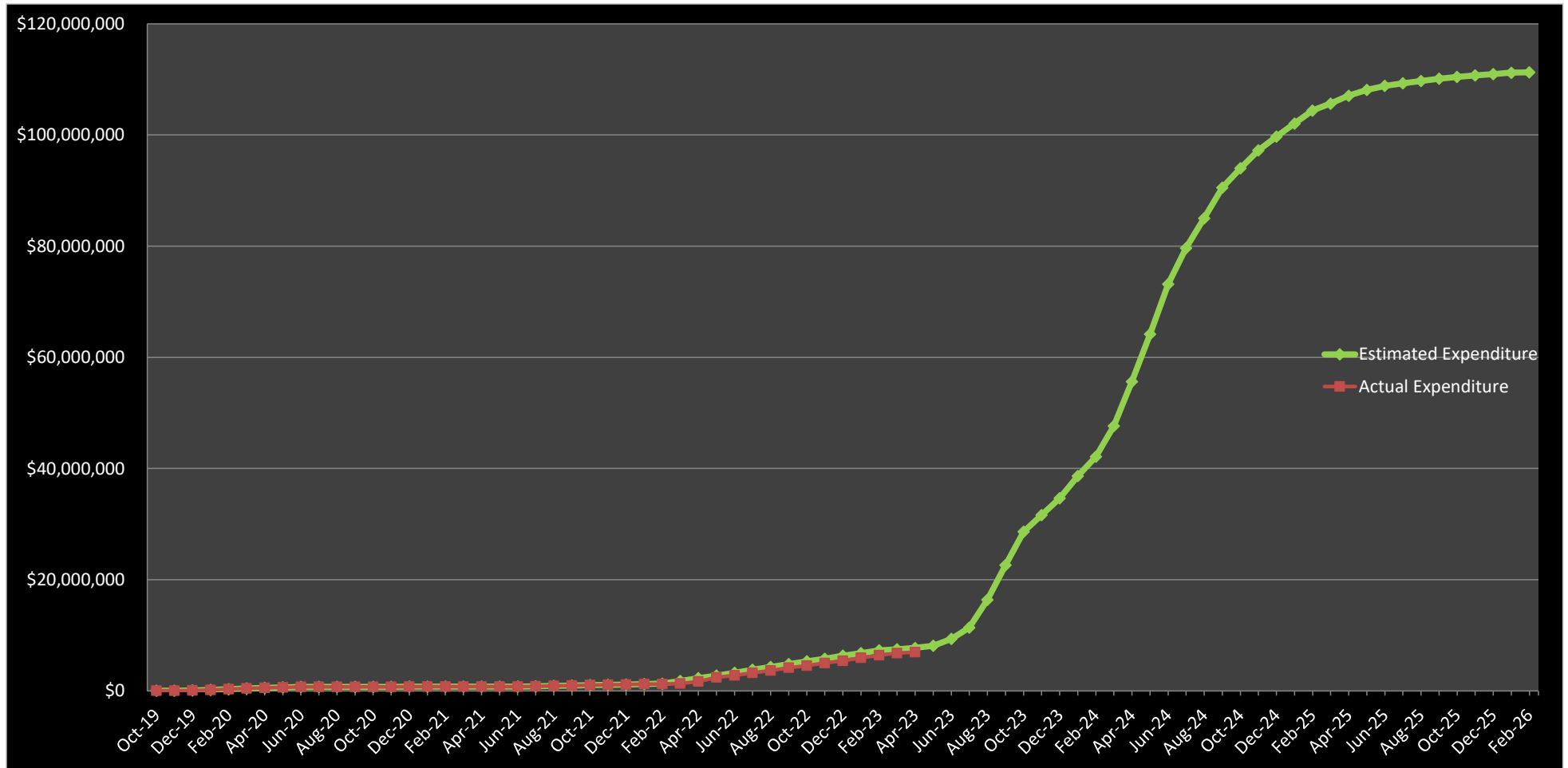


	Month	OPM + Commissioning	Designer & Consultants	FF&E & Misc. Admin.	Construction	Contingency	Estimated Expenditures	Actual Expenditures	Estimated Cumulative Expenditures	Actual Cumulative Expenditures
Construction Phase 1 (New S)	52 Jan-24	\$91,838	\$96,200	\$8,333	\$3,500,000	\$306,367	\$4,002,738	\$0	\$38,641,964	
	53 Feb-24	\$91,838	\$96,200	\$8,333	\$3,000,000	\$306,367	\$3,502,738	\$0	\$42,144,702	
	54 Mar-24	\$91,838	\$96,200	\$8,333	\$5,000,000	\$306,367	\$5,502,738	\$0	\$47,647,440	
	55 Apr-24	\$91,838	\$96,200	\$8,333	\$7,500,000	\$306,367	\$8,002,738	\$0	\$55,650,178	
	56 May-24	\$91,838	\$96,200	\$8,333	\$8,000,000	\$306,367	\$8,502,738	\$0	\$64,152,916	
	57 Jun-24	\$91,838	\$96,200	\$8,333	\$8,500,000	\$306,367	\$9,002,738	\$0	\$73,155,654	
	58 Jul-24	\$91,838	\$96,200	\$8,333	\$6,000,000	\$306,367	\$6,502,738	\$0	\$79,658,392	
	59 Aug-24	\$78,338	\$96,200	\$887,500	\$4,000,000	\$306,367	\$5,368,405	\$0	\$85,026,797	
	60 Sep-24	\$78,338	\$96,200	\$12,500	\$5,000,000	\$306,367	\$5,493,405	\$0	\$90,520,201	
	61 Oct-24	\$78,338	\$96,200	\$12,500	\$3,000,000	\$306,367	\$3,493,405	\$0	\$94,013,606	
	62 Nov-24	\$78,338	\$96,200	\$12,500	\$2,700,000	\$306,367	\$3,193,405	\$0	\$97,207,011	
	63 Dec-24	\$78,338	\$96,200	\$12,500	\$2,000,000	\$306,367	\$2,493,405	\$0	\$99,700,415	
	64 Jan-25	\$78,338	\$96,200	\$887,500	\$1,000,000	\$306,367	\$2,368,405	\$0	\$102,068,820	
Phase 2 (Demo & Fields)	65 Feb-25	\$78,338	\$96,200	\$887,500	\$1,000,000	\$272,669	\$2,334,707	\$0	\$104,403,527	
	66 Mar-25	\$78,338	\$96,200	\$87,500	\$700,000	\$272,669	\$1,234,707	\$0	\$105,638,234	
	67 Apr-25	\$78,338	\$96,200	\$87,500	\$900,000	\$272,669	\$1,434,707	\$0	\$107,072,940	
	68 May-25	\$78,338	\$57,143	\$12,500	\$600,000	\$272,669	\$1,020,650	\$0	\$108,093,590	
	69 Jun-25	\$78,338	\$57,143	\$58,538	\$500,000	\$34,388	\$728,407	\$0	\$108,821,997	
	70 Jul-25	\$74,738	\$57,143		\$300,000	\$34,388	\$466,269	\$0	\$109,288,265	
	71 Aug-25	\$74,738	\$57,143		\$250,000	\$34,388	\$416,269	\$0	\$109,704,534	
	72 Sep-25	\$74,738	\$57,143		\$250,000	\$34,388	\$416,269	\$0	\$110,120,803	
	73 Oct-25	\$65,758	\$57,143		\$150,000	\$34,388	\$307,289	\$0	\$110,428,091	
	74 Nov-25	\$57,213	\$57,143		\$150,000	\$34,388	\$298,744	\$0	\$110,726,835	
Closeout	75 Dec-25	\$53,013	\$41,667		\$100,000	\$34,388	\$229,068	\$0	\$110,955,903	
	76 Jan-26	\$47,705	\$41,667		\$120,207	\$29,180	\$238,759	\$0	\$111,194,661	
	77 Feb-26	\$41,855	\$41,667				\$83,522	\$0	\$111,278,183	
	78 Mar-26	\$38,355	\$41,667				\$80,022	\$0	\$111,358,205	
	79 Apr-26	\$28,407	\$41,667				\$70,074	\$0	\$111,428,278	
	80 May-26	\$25,060	\$41,667				\$66,727	\$0	\$111,495,005	
	81 Jun-26	\$20,995					\$20,995	\$0	\$111,516,000	
	82 Jul-26						\$0	\$0	\$111,516,000	
	83 Aug-26						\$0	\$0	\$111,516,000	
	84 Sep-26						\$0	\$0	\$111,516,000	
	Subtotal for FY '19	\$252,910	\$468,999	\$0	\$0	\$0	\$721,909			
	Subtotal for FY '20	\$39,413	\$2,400	\$0	\$0	\$0	\$41,813			
	Subtotal for FY '21	\$355,454	\$2,135,180	\$0	\$0	\$0	\$2,490,634			
	Subtotal for FY '22	\$873,839	\$3,844,367	\$138,128	\$950,000	\$306,367	\$6,112,701			
	Subtotal for FY '23	\$1,107,796	\$1,154,401	\$100,000	\$57,750,000	\$3,676,400	\$63,788,597			
	Subtotal for FY '24	\$953,556	\$1,076,286	\$2,966,871	\$27,400,000	\$3,269,629	\$35,666,343			
	Subtotal for FY '25	\$602,575	\$535,714	\$0	\$1,320,207	\$235,507	\$2,694,003			
	TOTAL	\$4,185,543	\$9,217,347	\$3,205,000	\$87,420,207	\$7,487,903	\$111,516,000			



April 28, 2023

Town of Concord
Concord Middle School
Estimated Project Cash Flow Graph





Schedule Update



Concord Middle School
Project Schedule UPDATE
April 30, 2023



ID	Task Name	Duration	Start	Finish	Total Slack	Predecessors	Successors	Actual Start	Actual Finish	
1	Design & Pre-Construction Phases	966 days	Wed 8/14/19	Fri 6/16/23	804 days			Wed 8/14/19	NA	97%
2	OPM Selection	15 days	Wed 8/14/19	Wed 9/4/19	0 days			Wed 8/14/19	Wed 9/4/19	100%
7	Designer Selection	62 days	Tue 8/20/19	Mon 11/18/19	0 days			Tue 8/20/19	Mon 11/18/19	100%
21	Feasibility Study	521 days	Tue 11/19/19	Thu 12/16/21	0 days			Tue 11/19/19	Thu 12/16/21	100%
38	Schematic Design	155 days	Thu 5/6/21	Thu 12/16/21	0 days			Thu 5/6/21	Thu 12/16/21	100%
48	Town Actions - 2022 Budget Approval	76 days	Mon 10/18/21	Fri 2/4/22	0 days			Mon 10/18/21	Fri 2/4/22	100%
60	Design Development	101 days	Mon 2/7/22	Fri 7/1/22	0 days			Mon 2/7/22	Fri 7/1/22	100%
69	Commissioning Agent Selection	125 days	Tue 2/22/22	Fri 8/19/22	0 days			Tue 2/22/22	Fri 8/19/22	100%
84	Construction Documents	164 days	Fri 7/1/22	Mon 2/27/23	0 days			Fri 7/1/22	Mon 2/27/23	100%
105	Permitting	216 days	Mon 8/1/22	Thu 6/8/23	810 days			Mon 8/1/22	NA	98%
106	ZBA Plan Review & Approval	94 days	Mon 8/1/22	Thu 12/15/22	0 days			Mon 8/1/22	Thu 12/15/22	100%
107	Submit plans for review (i) Site Plan Review (ii) Special Permit for Ground Water Conservancy (iii) Building Height Waiver	0 days	Mon 8/1/22	Mon 8/1/22	0 days	108		Mon 8/1/22	Mon 8/1/22	8/1
108	Plan Review by DPW / Engineering / Water / CMLP / ZBA / Planning Board	30 days	Mon 8/1/22	Tue 9/13/22	0 days	107	111,109	Mon 8/1/22	Tue 9/13/22	100%
109	Planning Board Meeting Date	0 days	Tue 9/13/22	Tue 9/13/22	0 days	108		Tue 9/13/22	Tue 9/13/22	9/13
110	ZBA Meeting Date	0 days	Thu 11/10/22	Thu 11/10/22	0 days			Thu 11/10/22	Thu 11/10/22	11/10
111	Special Permit Recommendations to ZBA from Planning Board	0 days	Thu 11/10/22	Thu 11/10/22	0 days	108		Thu 11/10/22	Thu 11/10/22	11/10
112	ZBA - 20 Day Appeal (Filed by Town Clerk)	19 days	Thu 11/17/22	Thu 12/15/22	0 days		113	Thu 11/17/22	Thu 12/15/22	100%
113	ZBA Issues Approval & Order of Conditions	0 days	Thu 12/15/22	Thu 12/15/22	0 days	112		Thu 12/15/22	Thu 12/15/22	12/15
114	Tree Protection and Removal Permit by Planning Board	34 days	Mon 2/27/23	Fri 4/14/23	0 days	104		Mon 2/27/23	Fri 4/14/23	100%
115	Kitchen Plan Approval by Board of Health	41 days	Thu 1/12/23	Tue 3/14/23	0 days			Thu 1/12/23	Tue 3/14/23	100%
116	Septic System Approval by Health Division	135 days	Wed 9/7/22	Wed 3/22/23	0 days			Wed 9/7/22	Wed 3/22/23	100%
117	SWPPP Approval with DEP	23 days	Wed 3/15/23	Tue 4/18/23	0 days			Wed 3/15/23	Tue 4/18/23	100%
118	Building Permit	15 days	Thu 5/18/23	Thu 6/8/23	810 days			NA	NA	0%
119	GC Submit Application/Plan Review by Town	5 days	Thu 5/18/23	Wed 5/24/23	810 days	149	120,121FS+10 day	NA	NA	0%
120	GC pulls Foundation Permit (Upon Contract Execution / Issuance of NTP)	0 days	Wed 5/24/23	Wed 5/24/23	820 days	119,149		NA	NA	5/24
121	GC pulls Building Permit	0 days	Thu 6/8/23	Thu 6/8/23	810 days	119FS+10 days		NA	NA	6/8

Critical

Critical Split

Critical Progress

Task

Split

Task Progress

Manual Task

Start-only

Finish-only

Duration-only

Baseline

Baseline Split

Baseline Milestone

Milestone

Summary Progress

Summary

Manual Summary

Project Summary

External Tasks

External Milestone

Inactive Task

Inactive Milestone

Inactive Summary

Deadline



Concord Middle School
Project Schedule UPDATE
April 30, 2023



ID	Task Name	Duration	Start	Finish	Total Slack	Predecessors	Successors	Actual Start	Actual Finish	
122	Town Actions - 2023 Budget Increase	85 days	Mon 10/17/22	Thu 2/16/23	0 days			Mon 10/17/22	Thu 2/16/23	
133	GC and Subs Contractor Prequalifications	83 days	Tue 10/18/22	Wed 2/15/23	0 days			Tue 10/18/22	Wed 2/15/23	
140	Bidding	54 days	Thu 3/2/23	Wed 5/17/23	825 days			Thu 3/2/23	NA	
141	Advertise on Central Register	0 days	Thu 3/2/23	Thu 3/2/23	879 days 104FS+3 days,139			NA	NA	
142	Posted on Central Register / Documents Available	0 days	Wed 3/8/23	Wed 3/8/23	875 days	143FS+10 days,14		NA	NA	
143	Pre-Bid Conference	0 days	Tue 3/21/23	Tue 3/21/23	0 days 142FS+10 days			Tue 3/21/23	Tue 3/21/23	
144	FSB Duration	21 days	Wed 3/8/23	Thu 4/6/23	0 days 142	146		Wed 3/8/23	Thu 4/6/23	
145	GC Duration	30 days	Wed 3/8/23	Thu 4/20/23	0 days 142	147		Wed 3/8/23	Thu 4/20/23	
146	Filed Sub-bid Due	0 days	Thu 4/6/23	Thu 4/6/23	0 days 144			Thu 4/6/23	Thu 4/6/23	
147	General Bid (DBB)	0 days	Fri 4/28/23	Fri 4/28/23	0 days 145			Fri 4/28/23	Fri 4/28/23	
148	CMSBC Review/Acceptance of Bid Recommendation - Notice of Award to GC	0 days	Thu 5/4/23	Thu 5/4/23	158 days	149		NA	NA	
149	Contract Execution / NTP	10 days	Thu 5/4/23	Wed 5/17/23	158 days 148	120,119,162		NA	NA	
150	Independent Testing Agency Procurement	34 days	Mon 5/1/23	Fri 6/16/23	804 days			NA	NA	
151	Testing Agency IFB & Award	34 days	Mon 5/1/23	Fri 6/16/23	804 days			NA	NA	
152	Draft Testing Agency RFP	7 days	Mon 5/1/23	Tue 5/9/23	804 days	153		NA	NA	
153	Advertise on Central Register	0 days	Wed 5/10/23	Wed 5/10/23	804 days 152	154FS+5 days		NA	NA	
154	IFB Available in Central Register & COMMBUYS	0 days	Tue 5/16/23	Tue 5/16/23	804 days 153FS+5 days	155		NA	NA	
155	IFB Response Period	10 days	Wed 5/17/23	Wed 5/31/23	804 days 154	156		NA	NA	
156	Receive IFB Responses	0 days	Wed 5/31/23	Wed 5/31/23	804 days 155	157		NA	NA	
157	Bid Review & Analysis	2 days	Thu 6/1/23	Fri 6/2/23	804 days 156	158		NA	NA	
158	Recommend of Award to Town Manager	0 days	Fri 6/2/23	Fri 6/2/23	804 days 157	159		NA	NA	
159	Contract Execution with Town	10 days	Mon 6/5/23	Fri 6/16/23	804 days 158	160		NA	NA	
160	Kick Off Meeting with Testing Agency & GC	0 days	Fri 6/16/23	Fri 6/16/23	804 days 159			NA	NA	
161	Construction Phase 1 - New School Building & Site	648 days	Thu 5/18/23	Wed 12/17/25	158 days			NA	NA	
162	Phase 1 Construction	20 mons	Thu 5/18/23	Thu 12/19/24	7.9 mons 149	168,169FS+32 day		NA	NA	
163	DCAMM 50% Evaluations of GC & Filed Sub Bidders	0 days	Wed 4/17/24	Wed 4/17/24	596 days			NA	NA	
164	Building Envelope Commissioning	83 days	Mon 6/3/24	Fri 9/27/24	481 days			NA	NA	

Critical

Critical Split

Critical Progress

Task

Split

Task Progress

Manual Task

Start-only

Finish-only

Duration-only

Baseline

Baseline Split

Baseline Milestone

Milestone

Summary Progress

Summary

Manual Summary

Project Summary

External Tasks

External Milestone

Inactive Task

Inactive Milestone

Inactive Summary

Deadline



Concord Middle School
Project Schedule UPDATE
April 30, 2023



ID	Task Name	Duration	Start	Finish	Total Slack	Predecessors	Successors	Actual Start	Actual Finish	
165	MEP Commissioning	130 days	Mon 6/3/24	Fri 12/6/24	434 days	166SF		NA	NA	
166	Warranty & Final Cx Review	10 days	Fri 12/6/24	Thu 12/19/24	425 days	167FF	165SF	NA	NA	
167	New Building Substantially Complete	0 days	Thu 12/19/24	Thu 12/19/24	425 days	162	166FF	NA	NA	
168	Construction Phase 1 - Punchlist	63 days	Fri 12/20/24	Mon 3/24/25	362 days	162		NA	NA	
169	Move into new Building	10 days	Fri 2/7/25	Fri 2/21/25	158 days	162FS+32 days	170FS+1 day	NA	NA	
170	New School Open for Classes	0 days	Mon 2/24/25	Mon 2/24/25	158 days	169FS+1 day	173,171FS+10 mc	NA	NA	
171	MEP Commissioning @ 10 Months Post Occupancy	5 days	Thu 12/11/25	Wed 12/17/25	177 days	170FS+10 mons		NA	NA	
172	Construction Phase 2 - Demo Existing School / Construct Fields	224 days	Tue 2/25/25	Thu 1/15/26	158 days			NA	NA	
173	Phase 2 Demo / Construction	7 mons	Tue 2/25/25	Fri 9/12/25	7.9 mons	170	174	NA	NA	
174	Fields Substantially Complete	0 days	Fri 9/12/25	Fri 9/12/25	158 days	173	175	NA	NA	
175	Construction Phase 2 Punchlist	42 days	Mon 9/15/25	Thu 11/13/25	158 days	174	178,177	NA	NA	
176	DCAMM 100% Evaluations of GC & Filed Sub Bidders	0 days	Wed 10/8/25	Wed 10/8/25	225 days			NA	NA	
177	Project Final Completion	0 days	Thu 11/13/25	Thu 11/13/25	200 days	175		NA	NA	
178	Project Close-Out	42 days	Fri 11/14/25	Thu 1/15/26	158 days	175		NA	NA	
179	Grass Established for Field Usage	0 days	Tue 9/1/26	Tue 9/1/26	0 days			NA	NA	
180	Fields Ready for Use	0 days	Tue 9/1/26	Tue 9/1/26	0 days			NA	NA	

Critical	Task	Manual Task	Duration-only	Baseline Milestone	Summary	External Tasks	Inactive Milestone
Critical Split	Split	Start-only	Baseline	Milestone	Manual Summary	External Milestone	Inactive Summary
Critical Progress	Task Progress	Finish-only	Baseline Split	Summary Progress	Project Summary	Inactive Task	Deadline



Bid Results

BDO Project B23-JHQQ

Town of Concord

Concord Middle School Project

FSB Log

Date: 04/07/2023 at 1:25PM EDT

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Trade	Bid Amount	Bid Details	Status
04 20 00.FSB Masonry		04/06/2023 at 12:00PM EDT	Official
fernandes Masonry Inc 1031 Phillips road New Bedford, MA 02745	\$2,779,000.00	Alternate 1: \$0.00 Alternate 2: \$0.00 Alternate 3: \$0.00 Alternate 4: \$0.00 Alternate 5: \$0.00	
Lighthouse Masonry, Inc. 150 John Vertente Blvd. New Bedford, MA 02745	\$3,060,000.00	Alternate 1: \$0.00 Alternate 2: \$0.00 Alternate 3: \$0.00 Alternate 4: \$0.00 Alternate 5: \$0.00	
Costa Brothers Masonry 2 Lambeth Park Drive Fairhaven, MA 02719	\$3,331,000.00	Alternate 1: \$0.00 Alternate 2: \$0.00 Alternate 3: \$0.00 Alternate 4: \$0.00 Alternate 5: \$0.00	

BDO Project B23-JHQQ

Town of Concord

Concord Middle School Project

FSB Log

Date: 04/07/2023 at 1:25PM EDT

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Trade	Bid Amount	Bid Details	Status
Empire Masonry Corp 231 Norfolk Street Walpole, MA 02081	\$3,585,000.00	Alternate 1: \$0.00 Alternate 2: \$0.00 Alternate 3: \$0.00 Alternate 4: \$0.00 Alternate 5: \$0.00	
Marmelo Bros Construction 13 Ventura Dr North Dartmouth, MA 02747	\$4,354,000.00	Alternate 1: \$0.00 Alternate 2: \$0.00 Alternate 3: \$0.00 Alternate 4: \$0.00 Alternate 5: \$0.00	
05 01 00.FSB Miscellaneous and Ornamental Metals		04/06/2023 at 12:00PM EDT	Official

BDO Project B23-JHQQ

Town of Concord

Concord Middle School Project

FSB Log

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Trade	Bid Amount	Bid Details	Status
United Steel 164 School St East Hartford, CT 06108	\$1,776,000.00	Alternate 1: \$0.00 Alternate 2: \$0.00 Alternate 3: \$0.00 Alternate 4: \$0.00 Alternate 5: \$0.00 May be used by any general bidder except: CTA Construction	
SMJ Metal Company, Inc. 36 Smith Street Northampton, MA 01060	\$2,875,000.00	Alternate 1: \$0.00 Alternate 2: \$0.00 Alternate 3: \$0.00 Alternate 4: \$0.00 Alternate 5: \$0.00	
Roman Iron Works, Inc. 55 Mystic Avenue Somerville, MA 02145	\$3,175,000.00	Alternate 1: \$0.00 Alternate 2: \$0.00 Alternate 3: \$0.00 Alternate 4: \$0.00 Alternate 5: \$0.00	

BDO Project B23-JHQQ

Town of Concord

Concord Middle School Project

FSB Log

Date: 04/07/2023 at 1:25PM EDT

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Trade	Bid Amount	Bid Details	Status
07 10 00.FSB Waterproofing, Dampproofing and Caulking		04/06/2023 at 12:00PM EDT	Official
Superior Caulking & Waterproofing Co., Inc. P.O. Box 720 1154 Park Street Palmer, MA 01069	\$455,000.00	Alternate 1: \$0.00 Alternate 2: \$0.00 Alternate 3: \$0.00 Alternate 4: \$0.00 Alternate 5: \$0.00	
PJ Spillane 97 Tileston St Everett, MA 02149	\$576,800.00	Alternate 1: \$0.00 Alternate 2: \$0.00 Alternate 3: \$0.00 Alternate 4: \$0.00 Alternate 5: \$0.00	
Folan Waterproofing & Construction Co., Inc. 795 Washington Street South Easton, MA 02375	\$981,900.00	Alternate 1: \$0.00 Alternate 2: \$0.00 Alternate 3: \$0.00 Alternate 4: \$0.00 Alternate 5: \$0.00	
07 50 00.FSB Roofing and Flashing		04/06/2023 at 12:00PM EDT	Official

BDO Project B23-JHQQ

Town of Concord

Concord Middle School Project

FSB Log

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Trade	Bid Amount	Bid Details	Status
Stanley Roofing Company 42 Mitchell Rd Ipswich, MA 01938	\$2,859,000.00	Alternate 1: \$0.00 Alternate 2: \$0.00 Alternate 3: \$0.00 Alternate 4: \$0.00 Alternate 5: \$0.00	
Capeway Roofing Systems, Inc. 664 Sanford Rd. Westport, MA 02790	\$2,882,200.00	Alternate 1: \$0.00 Alternate 2: \$0.00 Alternate 3: \$0.00 Alternate 4: \$0.00 Alternate 5: \$0.00	
Greenwood Industries, Inc. 640 Lincoln St Worcester, MA 01605	\$2,914,000.00	Alternate 1: \$0.00 Alternate 2: \$0.00 Alternate 3: \$0.00 Alternate 4: \$0.00 Alternate 5: \$0.00 May be used by any general bidder except: D.A. Sullivan & Sons, Inc.	

BDO Project B23-JHQQ

Town of Concord

Concord Middle School Project

FSB Log

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Trade	Bid Amount	Bid Details	Status
GIBSON ROOFS, INC. 369 Winter Street Hanover, MA 02339	\$3,473,000.00	Alternate 1: \$0.00 Alternate 2: \$0.00 Alternate 3: \$0.00 Alternate 4: \$0.00 Alternate 5: \$0.00	
08 50 00.FSB Metal Windows		04/06/2023 at 12:00PM EDT	Official
R&R Window Contractors Inc. 1 Arthur Street Easthampton, MA 01027	\$3,560,290.00	Alternate 1: \$0.00 Alternate 2: \$0.00 Alternate 3: \$0.00 Alternate 4: \$0.00 Alternate 5: \$0.00	
08 80 00.FSB Glass and Glazing		04/06/2023 at 12:00PM EDT	Official
Aluminum & Glass Concepts, Inc. P.O. Box 279 Wilmington, MA 01887	\$218,074.00	Alternate 1: \$0.00 Alternate 2: \$0.00 Alternate 3: \$0.00 Alternate 4: \$0.00 Alternate 5: \$0.00	

BDO Project B23-JHQQ

Town of Concord

Concord Middle School Project

FSB Log

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Trade	Bid Amount	Bid Details	Status
Kapiloff's Glass, Inc 14 Federico Drive Kapiloff's Glass, In Pittsfield, MA 01201	\$225,855.00	Alternate 1: \$0.00 Alternate 2: \$0.00 Alternate 3: \$0.00 Alternate 4: \$0.00 Alternate 5: \$0.00	
09 30 00.FSB Tile		04/06/2023 at 12:00PM EDT	Official
Jantile Boston, LLC. 116 York Ave. Randolph, MA 02368	\$907,703.00	Alternate 1: \$0.00 Alternate 2: \$0.00 Alternate 3: \$0.00 Alternate 4: \$0.00 Alternate 5: \$0.00	

BDO Project B23-JHQQ

Town of Concord

Concord Middle School Project

FSB Log

Date: 04/07/2023 at 1:25PM EDT

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Trade	Bid Amount	Bid Details	Status
Pavilion Floors, Inc. 90 Commerce Way Woburn, MA 01801	\$1,020,000.00	Alternate 1: \$0.00 Alternate 2: \$0.00 Alternate 3: \$0.00 Alternate 4: \$0.00 Alternate 5: \$0.00 May be used by any general bidder except: GVW Inc., CJM Services, Enfield Builders, Vareika Construction	
Ayotte & King For Tile, Inc., 165 Trilby Avenue Chicopee, MA 01020	\$1,084,000.00	Alternate 1: \$0.00 Alternate 2: \$0.00 Alternate 3: \$0.00 Alternate 4: \$0.00 Alternate 5: \$0.00	
09 50 00.FSB Acoustical Tile		04/06/2023 at 12:00PM EDT	Official

BDO Project B23-JHQQ

Town of Concord

Concord Middle School Project

FSB Log

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Trade	Bid Amount	Bid Details	Status
K&K Acoustical Ceilings, Inc. 1881 Main St #7 Tewksbury, MA 01876	\$554,600.00	Alternate 1: \$0.00 Alternate 2: \$0.00 Alternate 3: \$0.00 Alternate 4: \$0.00 Alternate 5: (\$28,000.00)	
H. Carr & Sons, LLC. 100 Royal Little Drive Providence, RI 02904	\$717,000.00	Alternate 1: \$0.00 Alternate 2: \$0.00 Alternate 3: \$0.00 Alternate 4: \$0.00 Alternate 5: (\$125,000.00)	
Central Ceilings, Inc. 36 Norfolk Avenue South Easton, MA 02375	\$940,900.00	Alternate 1: \$0.00 Alternate 2: \$0.00 Alternate 3: \$0.00 Alternate 4: \$0.00 Alternate 5: (\$316,000.00)	
09 65 00.FSB Resilient Floors		04/06/2023 at 12:00PM EDT	Official

BDO Project B23-JHQQ

Town of Concord

Concord Middle School Project

FSB Log

Date: 04/07/2023 at 1:25PM EDT

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Trade	Bid Amount	Bid Details	Status
Capital Carpet & Flooring Specialists, Inc. 64 Industrial Way Wilmington, MA 01887	\$644,930.00	Alternate 1: \$0.00 Alternate 2: \$0.00 Alternate 3: \$0.00 Alternate 4: \$0.00 Alternate 5: \$0.00 May be used by any general bidder except: GVW, CJM Services, Nauset Construction, Nelco Worldwide, Vareika Construction	
CJM Services, Inc. P.O. Box 424 Norwood Norwood, MA 02062	\$654,214.00	Alternate 1: \$0.00 Alternate 2: \$0.00 Alternate 3: \$0.00 Alternate 4: \$0.00 Alternate 5: \$0.00 May be used by any general bidder except: GVW, Inc., Page Builders	

BDO Project B23-JHQQ

Town of Concord

Concord Middle School Project

FSB Log

Date: 04/07/2023 at 1:25PM EDT

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Trade	Bid Amount	Bid Details	Status
Pavilion Floors, Inc. 90 Commerce Way Woburn, MA 01801	\$989,321.00	Alternate 1: \$0.00 Alternate 2: \$0.00 Alternate 3: \$0.00 Alternate 4: \$0.00 Alternate 5: \$0.00 May be used by any general bidder except: GVW Inc., CJM Services, Enfield Builders, Vareika Construction	
09 90 00.FSB Painting		04/06/2023 at 12:00PM EDT	Official
Bello Painting Co Inc 585 East St East Weymouth, MA 02189	\$418,000.00	Alternate 1: \$0.00 Alternate 2: \$0.00 Alternate 3: \$0.00 Alternate 4: \$0.00 Alternate 5: \$0.00	

BDO Project B23-JHQQ

Town of Concord

Concord Middle School Project

FSB Log

Date: 04/07/2023 at 1:25PM EDT

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Trade	Bid Amount	Bid Details	Status
Homer Contracting 195 Broadway Arlington, MA 02474	\$419,000.00	Alternate 1: \$0.00 Alternate 2: \$0.00 Alternate 3: \$0.00 Alternate 4: \$0.00 Alternate 5: \$0.00	
Color Concepts Inc 271 Jenckes Hill Road Lincoln, RI 02865	\$430,300.00	Alternate 1: \$0.00 Alternate 2: \$0.00 Alternate 3: \$0.00 Alternate 4: \$0.00 Alternate 5: \$0.00	
King Painting Inc 50 High St Suite 22 North Andover, MA 01845	\$454,000.00	Alternate 1: \$0.00 Alternate 2: \$0.00 Alternate 3: \$0.00 Alternate 4: \$0.00 Alternate 5: \$0.00	

BDO Project B23-JHQQ

Town of Concord

Concord Middle School Project

FSB Log

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Trade	Bid Amount	Bid Details	Status
New Generation Painting, Inc. 1R Newbury St. Suite 110 Peabody, MA 01960	\$466,000.00	Alternate 1: \$0.00 Alternate 2: \$0.00 Alternate 3: \$0.00 Alternate 4: \$0.00 Alternate 5: \$0.00	
Dandis Contracting Inc 1020 Turnpike St #12 Canton, MA 02021	\$473,700.00	Alternate 1: \$0.00 Alternate 2: \$0.00 Alternate 3: \$0.00 Alternate 4: \$0.00 Alternate 5: \$0.00	
Drizos Contracting LLC 101 Middlesex Turnpike Ste 6 #353 Burlington, MA 01803	\$725,000.00	Alternate 1: \$0.00 Alternate 2: \$0.00 Alternate 3: \$0.00 Alternate 4: \$0.00 Alternate 5: \$0.00	
14 00 00.FSB Elevators		04/06/2023 at 12:00PM EDT	Official

BDO Project B23-JHQQ

Town of Concord

Concord Middle School Project

FSB Log

Date: 04/07/2023 at 1:25PM EDT

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Trade	Bid Amount	Bid Details	Status
Delta Beckwith Elevator Company 115 Shawmut Road Canton, MA 02021	\$325,000.00	Alternate 1: \$0.00 Alternate 2: \$0.00 Alternate 3: \$0.00 Alternate 4: \$0.00 Alternate 5: \$0.00	
21 00 00.FSB Fire Protection Sprinkler Systems		04/06/2023 at 12:00PM EDT	Official
Xcel Fire Protection, Inc. 11A Industrial Way Unit 1 Salem, NH 03079	\$1,334,400.00	Alternate 1: \$0.00 Alternate 2: \$0.00 Alternate 3: \$0.00 Alternate 4: \$0.00 Alternate 5: (\$2,850.00)	
Covenant Fire Protection, Inc. 62 West Brook Street Manchester, NH 03101	\$1,577,000.00	Alternate 1: (\$1.00) Alternate 2: (\$1.00) Alternate 3: (\$1.00) Alternate 4: (\$1.00) Alternate 5: (\$1,250.00)	

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Town of Concord

Concord Middle School Project

FSB Log

Date: 04/07/2023 at 1:25PM EDT

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Trade	Bid Amount	Bid Details	Status
Yankee Sprinkler Co. 612 Plymouth St East Bridgewater, MA 02333	\$1,800,000.00	Alternate 1: \$0.00 Alternate 2: \$0.00 Alternate 3: \$0.00 Alternate 4: \$0.00 Alternate 5: \$0.00	
22 00 00.FSB Plumbing		04/06/2023 at 12:00PM EDT	Official
Araujo Bros Plumbing & Heating, Inc. 224 Nyes Lane Acushnet, MA 02743	\$4,673,000.00	Alternate 1: \$0.00 Alternate 2: \$0.00 Alternate 3: \$0.00 Alternate 4: \$0.00 Alternate 5: \$0.00	

BDO Project B23-JHQQ

Town of Concord

Concord Middle School Project

FSB Log

Date: 04/07/2023 at 1:25PM EDT

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Trade	Bid Amount	Bid Details	Status
Grasseschi Plumbing and Heating, Inc. 1299 Grafton Street Worcester, MA 01604	\$5,196,000.00	Alternate 1: \$0.00 Alternate 2: \$0.00 Alternate 3: \$0.00 Alternate 4: \$0.00 Alternate 5: \$0.00 May be used by any general bidder except: CTA Construction Managers	
Harold Brothers Mechanical 44 Woodrock Road East Weymouth, MA 02189	\$5,317,000.00	Alternate 1: \$0.00 Alternate 2: \$0.00 Alternate 3: \$0.00 Alternate 4: \$0.00 Alternate 5: \$0.00	
23 00 00.FSB Heating, Ventilating and Air-Conditioning (HVAC)		04/06/2023 at 12:00PM EDT	Official

BDO Project B23-JHQQ

Town of Concord

Concord Middle School Project

FSB Log

Date: 04/07/2023 at 1:25PM EDT

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Trade	Bid Amount	Bid Details	Status
N.B. Kenney Company, Inc. 68 Barnum Road Devens, MA 01434	\$8,436,505.00	Alternate 1: \$0.00 Alternate 2: \$0.00 Alternate 3: \$0.00 Alternate 4: \$0.00 Alternate 5: \$0.00	
Harold Brothers Mechanical 44 Woodrock Road East Weymouth, MA 02189	\$9,832,700.00	Alternate 1: \$0.00 Alternate 2: \$0.00 Alternate 3: \$0.00 Alternate 4: \$0.00 Alternate 5: \$0.00	
26 00 00.FSB Electrical Work		04/06/2023 at 12:00PM EDT	Official
Wayne J. Griffin Electric, Inc. 116 Hopping Brook Road Holliston, MA 01746	\$9,829,000.00	Alternate 1: \$0.00 Alternate 2: \$0.00 Alternate 3: (\$3,500.00) Alternate 4: \$0.00 Alternate 5: (\$5,000.00)	

Trade	Bid Amount	Bid Details	Status
Annese Electrical Services Inc. 280 Libbey Industrial Parkway East Weymouth, MA 02189	\$11,497,000.00	Alternate 1: \$0.00 Alternate 2: \$0.00 Alternate 3: (\$5,000.00) Alternate 4: \$0.00 Alternate 5: (\$5,000.00)	

BDO Project B23-JHQQ

Town of Concord

Concord Middle School Project

General Bid Log

Date: 04/28/2023 at 12:02PM EDT

Page 1 of 1

Bidder	Contact Info	Base Bid	Alternates	Final Bid	Status
CTA Construction Managers 400 Totten Pond Rd Waltham, MA 02451	Jeffrey Hazelwood estimating@ctaconstruction.com	\$85,175,000.00	Alternate 1: (\$189,000.00) Alternate 2: (\$83,000.00) Alternate 3: (\$204,000.00) Alternate 4: (\$569,000.00) Alternate 5: (\$35,850.00)	\$85,175,000.00	_____
Brait Builders Corporation 57 Rockwood Road Marshfield, MA 02050	Kaitlin Johnson kjohnson@braitbuilders.com	\$85,790,000.00	Alternate 1: (\$190,000.00) Alternate 2: (\$149,800.00) Alternate 3: (\$184,500.00) Alternate 4: (\$429,700.00) Alternate 5: (\$35,850.00)	\$85,790,000.00	_____
Fontaine Bros., Inc. 510 Cottage Street Springfield, MA 01104	Thomas Wolfenden tom.w@fontainebros.com	\$89,852,000.00	Alternate 1: (\$190,000.00) Alternate 2: (\$95,000.00) Alternate 3: (\$500,000.00) Alternate 4: (\$550,000.00) Alternate 5: (\$35,000.00)	\$89,852,000.00	_____

FORM FOR GENERAL BID

MGL c.149 Over \$150K

TO THE AWARDING AUTHORITY: Town of Concord

A. The Undersigned proposes to furnish all labor and materials required for **Concord Middle School Project, Concord Middle School** in Concord, Massachusetts, in accordance with the accompanying plans and specifications prepared by **SMMA** for the contract price specified below, subject to additions and deductions according to the terms of the specifications.

B. This bid includes addenda numbered: 1, 2, 3, 4, 5, 6, 7, 8, 9

C. The proposed contract price is:

Eighty-five Million One Hundred Seventy-five Thousand Dollars \$85,175,000.00.

For alternate No. 1: Plants	Subtract:	(\$189,000.00)
For alternate No. 2: Telescoping Stands	Subtract:	(\$83,000.00)
For alternate No. 3: Outdoor Classrooms	Subtract:	(\$204,000.00)
For alternate No. 4: Athletic Fields	Subtract:	(\$569,000.00)
For alternate No. 5: Wood Look Ceiling	Subtract:	(\$35,850.00)

D. The subdivision of the proposed contract price is as follows:

ITEM 1. The work of the general contractor, being all work other than that covered by **ITEM 2**.

TOTAL OF ITEM 1\$45,305,498.00

Sub-trade	Name of Filed Sub-bidder	Sub-bid Amount	Bond Required
Masonry	fernandes Masonry Inc	\$2,779,000.00	Yes
Miscellaneous and Ornamental Metals	SMJ Metal Company, Inc.	\$2,875,000.00	Yes
Waterproofing, Dampproofing and Caulking	Superior Caulking & Waterproofing Co., Inc.	\$455,000.00	Yes
Roofing and Flashing	Stanley Roofing Company	\$2,859,000.00	Yes
Metal Windows	R&R Window Contractors Inc.	\$3,560,290.00	Yes
Glass and Glazing	Aluminum & Glass Concepts, Inc.	\$218,074.00	Yes
Tile	Jantile Boston, LLC.	\$907,703.00	Yes
Acoustical Tile	K&K Acoustical Ceilings, Inc.	\$554,600.00	Yes
Resilient Floors	Capital Carpet & Flooring Specialists, Inc.	\$644,930.00	Yes
Painting	Bello Painting Co Inc	\$418,000.00	Yes
Elevators	Delta Beckwith Elevator Company	\$325,000.00	Yes
Fire Protection Sprinkler Systems	Xcel Fire Protection, Inc.	\$1,334,400.00	Yes
Plumbing	Araujo Bros Plumbing & Heating, Inc.	\$4,673,000.00	Yes
Heating, Ventilating	N.B. Kenney Company, Inc.	\$8,436,505.00	Yes

and Air-Conditioning (HVAC)			
Electrical Work	Wayne J. Griffin Electric, Inc.	\$9,829,000.00	Yes

TOTAL OF ITEM 2 \$39,869,502.00

The undersigned agrees that each of the above named sub-bidders will be used for the work indicated at the amount stated, unless a substitution is made. The undersigned further agrees to pay the premiums for the performance and payment bonds furnished by sub-bidders as requested herein and that all of the cost of all such premiums is included in the amount set forth in ITEM 1 of this bid.

The undersigned agrees that if he is selected as general contractor, he will promptly confer with the awarding authority on the question of sub-bidders; and that the awarding authority may substitute for any sub-bid listed above a sub-bid filed with the awarding authority by another sub-bidder for the sub-trade against whose standing and ability the undersigned makes no objection; and that the undersigned will use all such finally selected sub-bidders at the amounts named in their respective sub-bids and be in every way as responsible for them and their work as if they had been originally named in this general bid, the total contract price being adjusted to conform thereto.

E. The undersigned agrees that, if he is selected as general contractor, he will within five days, Saturdays, Sundays and legal holidays excluded, after presentation thereof by the awarding authority, execute a contract in accordance with the terms of this bid and furnish a performance bond and also a labor and materials or payment bond, each of a surety company qualified to do business under the laws of the commonwealth and satisfactory to the awarding authority and each in the sum of the contract price, the premiums for which are to be paid by the general contractor and are included in the contract price; provided, however, that if there is more than 1 surety company, the surety companies shall be jointly and severally liable.

The undersigned hereby certifies that he is able to furnish labor that can work in harmony with all other elements of labor employed or to be employed on the work; that all employees to be employed at the worksite will have successfully completed a course in construction safety and health approved by the United States Occupational Safety and Health Administration that is at least 10 hours in duration at the time the employee begins work and who shall furnish documentation of successful completion of said course with the first certified payroll report for each employee; and that he will comply fully with all laws and regulations applicable to awards made subject to section 44A.

The undersigned further certifies under the penalties of perjury that this bid is in all respects bona fide, fair and made without collusion or fraud with any other person. As used in this subsection the word "person" shall mean any natural person, joint venture, partnership, corporation or other business or legal entity.

The undersigned further certifies under penalty of perjury that the said undersigned is not presently debarred from doing public construction work in the commonwealth under the provisions of section twenty-nine F of chapter twenty-nine, or any other applicable debarment provisions of any other chapter of the General Laws or any rule or regulation promulgated thereunder.

CTA Construction Managers
Name of Bidder

Jeffrey Hazelwood

Jeffrey Hazelwood - Bid Submitter

04/28/2023
Signature & Title

400 Totten Pond Rd
Waltham, MA 02451
Business Address

Bid By: CTA Construction Managers
04/28/2023 at 11:57:58AM EDT — BDO B23-JHQQ

FORM FOR GENERAL BID

MGL c.149 Over \$150K

TO THE AWARDING AUTHORITY: Town of Concord

A. The Undersigned proposes to furnish all labor and materials required for **Concord Middle School Project, Concord Middle School** in Concord, Massachusetts, in accordance with the accompanying plans and specifications prepared by **SMMA** for the contract price specified below, subject to additions and deductions according to the terms of the specifications.

B. This bid includes addenda numbered: 1, 2, 3, 4, 5, 6, 7, 8, 9

C. The proposed contract price is:

Eighty-five Million Seven Hundred Ninety Thousand Dollars \$85,790,000.00.

For alternate No. 1: Plants	Subtract:	(\$190,000.00)
For alternate No. 2: Telescoping Stands	Subtract:	(\$149,800.00)
For alternate No. 3: Outdoor Classrooms	Subtract:	(\$184,500.00)
For alternate No. 4: Athletic Fields	Subtract:	(\$429,700.00)
For alternate No. 5: Wood Look Ceiling	Subtract:	(\$35,850.00)

D. The subdivision of the proposed contract price is as follows:

ITEM 1. The work of the general contractor, being all work other than that covered by **ITEM 2**.

TOTAL OF ITEM 1\$46,496,498.00

Sub-trade	Name of Filed Sub-bidder	Sub-bid Amount	Bond Required
Masonry	fernandes Masonry Inc	\$2,779,000.00	Yes
Miscellaneous and Ornamental Metals	United Steel	\$1,776,000.00	Yes
Waterproofing, Dampproofing and Caulking	Superior Caulking & Waterproofing Co., Inc.	\$455,000.00	Yes
Roofing and Flashing	Stanley Roofing Company	\$2,859,000.00	Yes
Metal Windows	R&R Window Contractors Inc.	\$3,560,290.00	Yes
Glass and Glazing	Aluminum & Glass Concepts, Inc.	\$218,074.00	Yes
Tile	Jantile Boston, LLC.	\$907,703.00	Yes
Acoustical Tile	K&K Acoustical Ceilings, Inc.	\$554,600.00	Yes
Resilient Floors	Capital Carpet & Flooring Specialists, Inc.	\$644,930.00	Yes
Painting	Bello Painting Co Inc	\$418,000.00	Yes
Elevators	Delta Beckwith Elevator Company	\$325,000.00	Yes
Fire Protection Sprinkler Systems	Xcel Fire Protection, Inc.	\$1,334,400.00	Yes
Plumbing	Grasseschi Plumbing and Heating, Inc.	\$5,196,000.00	Yes
Heating, Ventilating	N.B. Kenney Company, Inc.	\$8,436,505.00	Yes

and Air-Conditioning (HVAC)			
Electrical Work	Wayne J. Griffin Electric, Inc.	\$9,829,000.00	Yes

TOTAL OF ITEM 2 \$39,293,502.00

The undersigned agrees that each of the above named sub-bidders will be used for the work indicated at the amount stated, unless a substitution is made. The undersigned further agrees to pay the premiums for the performance and payment bonds furnished by sub-bidders as requested herein and that all of the cost of all such premiums is included in the amount set forth in ITEM 1 of this bid.

The undersigned agrees that if he is selected as general contractor, he will promptly confer with the awarding authority on the question of sub-bidders; and that the awarding authority may substitute for any sub-bid listed above a sub-bid filed with the awarding authority by another sub-bidder for the sub-trade against whose standing and ability the undersigned makes no objection; and that the undersigned will use all such finally selected sub-bidders at the amounts named in their respective sub-bids and be in every way as responsible for them and their work as if they had been originally named in this general bid, the total contract price being adjusted to conform thereto.

E. The undersigned agrees that, if he is selected as general contractor, he will within five days, Saturdays, Sundays and legal holidays excluded, after presentation thereof by the awarding authority, execute a contract in accordance with the terms of this bid and furnish a performance bond and also a labor and materials or payment bond, each of a surety company qualified to do business under the laws of the commonwealth and satisfactory to the awarding authority and each in the sum of the contract price, the premiums for which are to be paid by the general contractor and are included in the contract price; provided, however, that if there is more than 1 surety company, the surety companies shall be jointly and severally liable.

The undersigned hereby certifies that he is able to furnish labor that can work in harmony with all other elements of labor employed or to be employed on the work; that all employees to be employed at the worksite will have successfully completed a course in construction safety and health approved by the United States Occupational Safety and Health Administration that is at least 10 hours in duration at the time the employee begins work and who shall furnish documentation of successful completion of said course with the first certified payroll report for each employee; and that he will comply fully with all laws and regulations applicable to awards made subject to section 44A.

The undersigned further certifies under the penalties of perjury that this bid is in all respects bona fide, fair and made without collusion or fraud with any other person. As used in this subsection the word "person" shall mean any natural person, joint venture, partnership, corporation or other business or legal entity.

The undersigned further certifies under penalty of perjury that the said undersigned is not presently debarred from doing public construction work in the commonwealth under the provisions of section twenty-nine F of chapter twenty-nine, or any other applicable debarment provisions of any other chapter of the General Laws or any rule or regulation promulgated thereunder.

Brait Builders Corporation
Name of Bidder



Kaitlin Johnson - Bid Submitter

04/28/2023
Signature & Title

57 Rockwood Rd Ste 3
Marshfield, MA 02050
Business Address

Bid By: Brait Builders Corporation
04/28/2023 at 11:47:12AM EDT — BDO B23-JHQQ

FORM FOR GENERAL BID

MGL c.149 Over \$150K

TO THE AWARDING AUTHORITY: Town of Concord

A. The Undersigned proposes to furnish all labor and materials required for **Concord Middle School Project, Concord Middle School** in Concord, Massachusetts, in accordance with the accompanying plans and specifications prepared by **SMMA** for the contract price specified below, subject to additions and deductions according to the terms of the specifications.

B. This bid includes addenda numbered: 1, 2, 3, 4, 5, 6, 7, 8, 9

C. The proposed contract price is:

Eighty-nine Million Eight Hundred Fifty-two Thousand Dollars \$89,852,000.00.

For alternate No. 1: Plants	Subtract:	(\$190,000.00)
For alternate No. 2: Telescoping Stands	Subtract:	(\$95,000.00)
For alternate No. 3: Outdoor Classrooms	Subtract:	(\$500,000.00)
For alternate No. 4: Athletic Fields	Subtract:	(\$550,000.00)
For alternate No. 5: Wood Look Ceiling	Subtract:	(\$35,000.00)

D. The subdivision of the proposed contract price is as follows:

ITEM 1. The work of the general contractor, being all work other than that covered by **ITEM 2**.

TOTAL OF ITEM 1\$51,081,498.00

Sub-trade	Name of Filed Sub-bidder	Sub-bid Amount	Bond Required
Masonry	fernandes Masonry Inc	\$2,779,000.00	Yes
Miscellaneous and Ornamental Metals	United Steel	\$1,776,000.00	Yes
Waterproofing, Dampproofing and Caulking	Superior Caulking & Waterproofing Co., Inc.	\$455,000.00	Yes
Roofing and Flashing	Stanley Roofing Company	\$2,859,000.00	Yes
Metal Windows	R&R Window Contractors Inc.	\$3,560,290.00	Yes
Glass and Glazing	Aluminum & Glass Concepts, Inc.	\$218,074.00	Yes
Tile	Jantile Boston, LLC.	\$907,703.00	Yes
Acoustical Tile	K&K Acoustical Ceilings, Inc.	\$554,600.00	Yes
Resilient Floors	Capital Carpet & Flooring Specialists, Inc.	\$644,930.00	Yes
Painting	Bello Painting Co Inc	\$418,000.00	Yes
Elevators	Delta Beckwith Elevator Company	\$325,000.00	Yes
Fire Protection Sprinkler Systems	Xcel Fire Protection, Inc.	\$1,334,400.00	Yes
Plumbing	Araujo Bros Plumbing & Heating, Inc.	\$4,673,000.00	Yes
Heating, Ventilating	N.B. Kenney Company, Inc.	\$8,436,505.00	Yes

and Air-Conditioning (HVAC)			
Electrical Work	Wayne J. Griffin Electric, Inc.	\$9,829,000.00	Yes

TOTAL OF ITEM 2 \$38,770,502.00

The undersigned agrees that each of the above named sub-bidders will be used for the work indicated at the amount stated, unless a substitution is made. The undersigned further agrees to pay the premiums for the performance and payment bonds furnished by sub-bidders as requested herein and that all of the cost of all such premiums is included in the amount set forth in ITEM 1 of this bid.

The undersigned agrees that if he is selected as general contractor, he will promptly confer with the awarding authority on the question of sub-bidders; and that the awarding authority may substitute for any sub-bid listed above a sub-bid filed with the awarding authority by another sub-bidder for the sub-trade against whose standing and ability the undersigned makes no objection; and that the undersigned will use all such finally selected sub-bidders at the amounts named in their respective sub-bids and be in every way as responsible for them and their work as if they had been originally named in this general bid, the total contract price being adjusted to conform thereto.

E. The undersigned agrees that, if he is selected as general contractor, he will within five days, Saturdays, Sundays and legal holidays excluded, after presentation thereof by the awarding authority, execute a contract in accordance with the terms of this bid and furnish a performance bond and also a labor and materials or payment bond, each of a surety company qualified to do business under the laws of the commonwealth and satisfactory to the awarding authority and each in the sum of the contract price, the premiums for which are to be paid by the general contractor and are included in the contract price; provided, however, that if there is more than 1 surety company, the surety companies shall be jointly and severally liable.

The undersigned hereby certifies that he is able to furnish labor that can work in harmony with all other elements of labor employed or to be employed on the work; that all employees to be employed at the worksite will have successfully completed a course in construction safety and health approved by the United States Occupational Safety and Health Administration that is at least 10 hours in duration at the time the employee begins work and who shall furnish documentation of successful completion of said course with the first certified payroll report for each employee; and that he will comply fully with all laws and regulations applicable to awards made subject to section 44A.

The undersigned further certifies under the penalties of perjury that this bid is in all respects bona fide, fair and made without collusion or fraud with any other person. As used in this subsection the word "person" shall mean any natural person, joint venture, partnership, corporation or other business or legal entity.

The undersigned further certifies under penalty of perjury that the said undersigned is not presently debarred from doing public construction work in the commonwealth under the provisions of section twenty-nine F of chapter twenty-nine, or any other applicable debarment provisions of any other chapter of the General Laws or any rule or regulation promulgated thereunder.

Fontaine Bros., ?Inc.
Name of Bidder



Thomas Wolfenden - Bid Submitter

04/28/2023
Signature & Title

510 Cottage Street
Springfield, MA 01104
Business Address

04/28/2023 at 11:45:36AM EDT — BDO B23-JHQQ
Bid By: Fontaine Bros., ?Inc.



Bid Protest Ruling



THE COMMONWEALTH OF MASSACHUSETTS
OFFICE OF THE ATTORNEY GENERAL
ONE ASHBURTON PLACE
BOSTON, MASSACHUSETTS 02108

ANDREA JOY CAMPBELL
ATTORNEY GENERAL

(617) 727-2200
www.mass.gov/ago

April 29, 2023

In re:

Town of Concord:
Middle School Project
Prequalification of General Contractors

Protestor:

North Atlantic States Regional Council of
Carpenters

ATTORNEY GENERAL
BID UNIT, FAIR LABOR DIVISION
BID PROTEST DECISION

INVESTIGATION SUMMARY

Pursuant to G.L. c. 149, § 44H, the undersigned conducted an investigation of the captioned matter to determine if a violation of the public Bidding Laws had occurred. The Protestor, North Atlantic States Regional Council of Carpenters (Union), argues that the Town of Concord (Town) violated the Bid Laws when it prequalified CTA Construction Managers, LLC (CTA) to bid as a General Contractor on the Town's Middle School Project (Project). The Union argues that the Town was not authorized to communicate directly with CTA; that the Town should not have "reopened" the prequalification process to reconsider CTA; and that the Town should not have awarded CTA 15 points in the "Similar Project Experience" prequalification category.

Both the Town and CTA argue, first, that the Town's outreach to CTA was legally permissible since the Prequalification Committee needed clarification of some of the information contained in CTA's Statement of Qualifications (SOQ); second, that the Town had the discretion to reconsider CTA's scores; and finally, that the Town's definition of "Similar Project Experience" was consistently applied to all General Contractor respondents.

As part of the investigation, a Bid Protest Hearing was held on April 14, 2023, attended by representatives of the Union, the Town, and CTA, who presented testimony and evidence. After Hearing, I find that the Union has not proven that the Town's solicitation of additional information from CTA and reconsideration of its initial denial of prequalification to CTA was arbitrary or capricious or based on fraud or collusion. The Protest is therefore Denied.

STATEMENT OF THE FACTS

The Project involves the construction of a new, 142,537 square foot middle school building and related site work. Upon completion, the three-story structure will serve 700 students in grades six through eight. The estimated the cost of construction is \$86,455,680. Since the Project estimate exceeds \$10,000,000, the Town was required to prequalify both General Contractors and filed sub-bidders. *See*, G.L. c. 149, §§ 44D½ and 44D¾, respectively. Only prequalified bidders are allowed to later bid on the Project.

On November 9, 2022, the Town issued its Request for Qualifications (RFQ) for General Contractor Prequalification for the Project. The RFQ stated that "prequalification will be based on the submitted information and materials as well as information on prior project performance, information obtained from references, information obtained from governmental agencies and entities, the information contained within DCAMM's certification files, and such other

information as may be obtained relating to the evaluation criteria categories.” The RFQ contained the standard language advising respondents that “General Contractors that fail to respond to this RFQ and submit an SOQ with the required supporting documentation by the Submission Deadline outlined in Section I and General Contractors that have not been deemed prequalified by the Awarding Authority shall be automatically disqualified from bidding on this Project.” However, the RFQ specifically contemplated that the Prequalification Committee might want to solicit additional information “as necessary to clarify or supplement the information provided to or obtained by the Awarding Authority.”

The Town defined “Similar Project Experience” for purposes of this RFQ as “public construction projects in Massachusetts of similar type, size and scope” undertaken by the contractor in the last seven years. The RFQ did not require a minimum number of similar projects. While CTA has constructed forty-two (42) public schools in the Commonwealth totaling over \$1.4 billion dollars and consisting of more than four million square feet of public-school space, some of the projects listed by CTA on its SOQ were completed more than seven years ago. However, the Town did not give CTA any points for those older projects. CTA was awarded 15 points out of the maximum 20 points in that category.

The RFQ mistakenly required, under the “Capacity to Complete Projects, Audited Financial Statement” category, that General Contractor respondents provide financial statements for *three* years: “Submit an audited financial statement for the most recent fiscal year. The financial information shall remain confidential and shall not be a public record (2019, 2022, 2021).” (emphasis added).

This conflicts with both the law, *See*, G.L. c. 149, §§ 44D½(3)(i), and other portions of the RFQ which correctly required that respondents submit a *single* audited financial statement for the most recent fiscal year.

On December 5, 2022, CTA timely submitted its SOQ to prequalify as a General Contractor for the Project. CTA's evaluation scorecard dated January 19, 2023 revealed that the Town had questions and needed clarification of some information submitted by CTA in its SOQ. The comments in quotation marks, below, were authored by members of the Town's Prequalification Committee:

- Business Owners. 1 point available, 0 points awarded "Ownership is unclear. Paul DuRoss is no longer an owner";
- Management Personnel. 6 points available, 3 points awarded. "7 managers with 22 and 6 years' experience; multiple PIC's, PMs' and Super's. No APM, Asst. super proposed?";
- Similar Project Experience. 20 points available, 15 points awarded. "6 of 12 projects listed are outside of the 7 year requirement of the RFQ.";
- Terminations. 3 points available, 1 point awarded. "One termination listed in Schedule D. CTA was terminated, but following litigation they were allowed to complete the project.";
- Legal Proceedings. 10 points available, 3 points awarded. "There are 6 listed in Schedule E and DCAMM updated: Demand for direct payment (5); Temporary restraining order and injunction (1). 4 currently pending.";
- Audited Financial Statements. 10 points available, 3 points awarded. "2021: \$38M Footnotes are integral part to the consolidated financial statements and are not provided. 'The accompanying notes are an integral part of the financial statements' is written at the bottom of every page, as they are not provided the statements are incomplete."

On January 26, 2023, the Town accepted the report of its Prequalification Committee. At this meeting, the Building Committee voted to disqualify CTA, based on CTA's failing score of 62. A score of 70 is needed for General Contractor prequalification. CTA was the only General Contractor respondent that was not prequalified. All four of the other General Contractor respondents were prequalified.

On January 31, 2023, the Town's Owner's Project Manager (OPM) stated that "[w]e anticipate that CTA will be providing further information to the Prequalification Committee for

review.” The OPM asked CTA to “please provide any additional information/clarifications regarding your evaluation in a supplemental response package to me no later than noon on Tuesday, 2/7 for further consideration by the prequalification committee.”

On February 7 and 8, 2023, CTA provided additional information and clarifications to the Town in the categories of Business Ownership, Management Personnel, Similar Project Experience, Terminations, Legal Proceedings and Audited Financial Statements. On February 9, 2023, the Prequalification Committee met, reviewed the additional information and voted to revise CTA’s prequalification score based on adjustments to the following categories:

- Management Personnel – increased from 3 points to 5 points;
- Legal Proceedings – increased from 3 points to 6 points;
- Terminations – increased from 1 point to 2 points;
- Audited Financial Statements – increased from 3 points to 9 points.

The Town did not adjust CTA’s score regarding similar projects, since that category had been properly computed by the Town. Based on these revised scores, CTA was awarded 74 points, which resulted in CTA’s prequalification to bid the Project.

ANALYSIS:

The issue in this case is whether the Town had the discretion to solicit, receive, and rely upon clarifying information from CTA after the initial SOQ submittal date. I find that there is explicit statutory and regulatory authority that allowed the Town to solicit additional information from CTA. The corollary of this authority is that the Town’s reconsideration of CTA’s eligibility for prequalification was within the Town’s discretion.

An awarding authority’s prequalification decision is entitled to a “high degree of deference.” *D.D.S. Industries, Inc. v. Town of Somerset*, Attorney General Bid Protest Decision (June 21, 2022). The Union, as the Protestor, bears the burden of proof to establish that the Town acted in

an arbitrary, capricious, or unreasonable manner. *Modern Continental Construction Co., Inc. v. Massachusetts Port Authority*, 369 Mass. 825, 828-829 (1976).

The essence of the Union's complaint is that a Prequalification Committee can never go back and reconsider its prequalification decision of any contractor. If it does, the Union argues, then the awarding authority's decision must be overturned. The Union cites no authority for its allegation that this was beyond the Town's authority.

However, by statute, a prequalification decision will only be overturned if the Protestor proves that the decision was arbitrary, capricious, or based on fraud or collusion. *See*, G.L. c. 149, § 44D½(h). The Union has failed to prove any of those four criteria that would result in a reversal of the Town's decision.

I find that there was no improper communication between CTA and the Prequalification Committee. First, G.L. c. 149, § 44 D½(d)(7) prohibits only communications *initiated* by parties other than the Prequalification Committee. That statute requires RFQs to include a "prohibition against any unauthorized communication or contact *with the public agency* outside of official pre-bid meetings: ..." (emphasis added). In addition, there is a clear exception in 810 C.M.R. 9.08(7) that provides "members of the Prequalification Committee may contact interested General Contractors to clarify or verify timely information submitted by an interested General Contractor in its SOQ." This exception squarely applies here.

It is undisputed that CTA timely submitted its SOQ to be a General Contractor on this Project. Since CTA timely submitted its SOQ, it was completely within the Town's discretion to solicit additional clarifying information from CTA. Indeed, if the regulation is to have any meaning at all, an awarding authority's ability to seek additional information can only arise *after* the original SOQ is submitted by the contractor. The logical extension of this statutory and regulatory process inescapably results in the awarding authority's ability to revise a contractor's prequalification score

based on the clarifying information. To hold otherwise would render these regulatory provisions meaningless and superfluous and contrary to the rule of statutory construction that “none of the words of a regulation” should be interpreted “to be superfluous.” *Emerson Hospital v. Rate Setting Commission*, 408 Mass. 785, 788 (1990).

I also find that the Town had a duty to clarify its mistaken iteration of the Capacity to Complete prequalification category. It would be a harsh outcome if a Prequalification Committee could not correct its own errors, especially when those errors have a negative impact on a contractor’s score in that category.

Finally, I reject the validity of the Union’s argument that the Town did not advise the other General Contractor respondents that it was going to reconsider CTA’s score. If reconsideration of a prequalification decision is open to one contractor, it must be open to other contractors also *only if* the other contractors were denied prequalification or if the Prequalification Committee decided it had questions about a contractor’s information. That did not happen in the instant case.

The Protest is therefore Denied.

Respectfully submitted,

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